IN SEC 19 & 30
IN OR 2141/1325

WEDENFELLER BETTY L L/E/
6853 COUNTY ROAD 119
BRYCEVILLE, FL 32009

2026

19-1S-24-0000-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

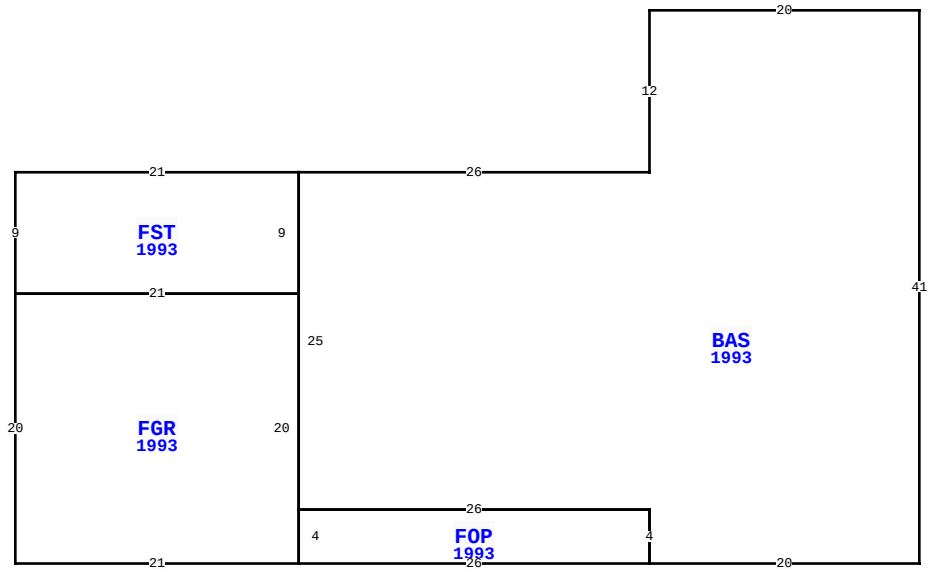
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,470	100	1993	1,470	123,480
FGR	420	55	1993	231	19,404
FOP	104	30	1993	31	2,604
FST	189	55	1993	104	8,736
TOTALS	2,183			1,836	154,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,836	125.0000	131.25	240,975	1973	1973	0	0	0	36.00	64.00

1 SINGLE FAM 100% - 0 Heated Area: 1470 HX Base Yr 2014



6853 CR 119, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		154,224
TOTAL MARKET OB/XF VALUE		5,866
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		265,090
SOH/AGL Deduction		122,913
ASSESSED VALUE		142,177
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		85,766
TOTAL JUST VALUE		265,090
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2141/1325	8/16/2017	WD	U	I	11	100
GRANTOR: WEDENFELLER BETTY L						
GRANTEE: PHILLMON EDDIE J &						
0722/1456	1/26/2995	QC	Q	I	01	100
GRANTOR: PHILLMON JEWELL						
GRANTEE: PHILLMON BETTY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S12 W26 FST=[YR=1993] W21 S9 FGR=[YR=1993] S20 E21 FOP=[YR=1993] E26 N4 W26S4$ N20W21$ E21N9$ S25 E26 S4 E20 N41$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2	0350	CARPORT WD	0	100	57	28	1,596.00	SF	9.36	9.36	100	1982	1982	3	20	2,988	
3	0510	GARAGE WD-	0	100	19	14	266.00	SF	35.00	35.00	100	1985	1985	3	20	1,862	
4	0751	UOP	0	100	19	4	76.00	SF	10.00	10.00	100	1985	1985	3	20	152	
5	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	1970	1970	3	20	864	

LAND DESCRIPTION

TOTAL OB/XF 5,866

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0004	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	105,000							

REVIEW DATE 03/26/2024 BY WWA Total Acres: 5.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS